

LAMAR COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING
May 17th, 2022
6:30 p.m.

I. Call to Order

Chairman Charles Glass called the meeting to order at approximately 6:30 p.m. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, County Administrator Townsend, and County Clerk Davidson. The meeting was available via Zoom.

II. Amendment to the Development Ordinance-Concerning Major Subdivisions.

Planning and Community Development Director Buice addressed the board with a review of the changes that had been discussed concerning the Development Ordinance. The moratorium for major subdivisions began in November of 2021. The current Ordinance allows for 1 acre subdivisions that are allowed by application if you have access to public water. There is nothing that addresses cross types or styles. There is nothing to address any type of buffering. The current Ordinance is for conventional subdivisions only with no allowance for any type of conservation type subdivision. Over the past few months there have been many proposed changes. The proposals include allowing developmental areas to having a blanket development where one size fits all throughout the County. There has been discussion regarding adding architectural styles; brick or hardy board and upping the minimum square foot minimum. Currently, the minimum square footage is 1600 to 2000 square feet and the proposal would change this to 2000 to 2400 square feet.

Public Comment

Rick Stephenson of 184 Jones Road, Milner addressed the board. Mr. Stephenson said that he does not like the circles because the County should be the County and the City should be the City. He does like the idea of a conservation subdivision where it completely seals the development but then they can do what they want to within the subdivision. He does not care what types or sizes of the house are in the conservation subdivisions.

Melissa Cline of 420 Country Kitchen Road, Barnesville addressed the board. Mrs. Cline said that at the Town Hall meetings they discussed the roads and maintaining the roads within the circles. She stated that having all of the subdivisions in one area will put more wear and tear on the roads. If the subdivisions are spread out throughout County you have more of an equitable flow of traffic and repair of the roads. Mrs. Cline said that there was discussion at the meetings about limiting the property values of those outside of the circles while increasing the values of the properties within the circles and because of this there is going to be more demand for the land. When it comes to limiting the lots and the home sizes, they need to

look at the money. Mrs. Cline said that she spoke to a Real Estate broker and for a 5 acre lot, it would cost roughly \$155.00 per square ft. and about \$7000.00 per acre for the land. So, for a 2500 square ft. home it will cost roughly \$422,500.00 for a home. Mrs. Cline stated that her daughter is graduating from Gordon in the Fall and will be attending the University of Georgia. Her concern is that she will not be able to afford a home in Lamar County after she graduates from College. Mrs. Cline said that they need to protect themselves so that they do not become Henry County. She said that the people that will buy these types of homes will be looking for extra amenities and Lamar County will not be able to provide this and the people will demand it. Mrs. Cline said that we do not need to limit ourselves so that families cannot come back to Lamar County. If they put in a Walmart then Lamar County will lose that hometown feel. Mrs. Cline said that Abbott Woods Subdivision does not quality to be grandfathered in for conservation zoning, for the 84 acres of land, to be zoned as a subdivision. It has not been parceled out into the smaller parcels. There was a plan for this subdivision because there are utility boxes along McCollum Road and she feels like the developers should have to go back to the original plan that was submitted for a subdivision and pay taxes on the land based on that and not have it in conservation.

Chase Hassey of 377 McKneely Road, Milner requested that the board table the Development Ordinance and continue to hold Town Hall meetings.

Adjournment

Commissioner Horton made a motion to adjourn the Public Hearing at approximately 6:42 p.m. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Robert Heiney Horton, Vice-Chairman

Bennie Horton, Commissioner

Nancy Thrash, Commissioner

Attest: _____
Carlette Davidson, County Clerk